



W-3681 The Heights at Sentry Pointe (Special Use Rezoning from RS9 to RM8-S)

Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7040

City of W-S Planning

VINCENT TOWNSEND
Green Mountain Engineering
1A Wendy Ct
Greensboro
Greensboro, NC 27409

Project Name: W-3681 The Heights at Sentry Pointe (Special Use Rezoning from RS9 to RM8-S)
Jurisdiction: City of Winston-Salem
ProjectID: 2044917

Wednesday, March 18, 2026

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Thursday two weeks before (14 days prior to) the Planning Board meeting.

Open Issues: 14

Erosion Control

General Issues

12. Grading/Erosion Control Permit and Erosion Control Plan needed

City of Winston-Salem
Matthew Osborne
336-462-7480
matthewo@cityofws.org
3/4/26 11:27 AM

If the proposed project creates more than 10,000 sq. ft. of land disturbance (20,000 sq. ft. of land disturbance for Single-Family Dwelling construction), a Grading/Erosion Control Permit will be required prior to the

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start of work. In order to obtain this permit you must submit a professionally designed Erosion Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal as application type **04.02 Grading/Erosion Control Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

13. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-462-7480
matthewo@cityofws.org
3/4/26 11:27 AM
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If this project will use any public funds for financing, and/or be constructed on public owned property, and/or is a public utility project, then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR at the Winston-Salem Regional Office. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800 or tamera.eplin@deq.nc.gov).

14. Floodplain Development Permit

City of Winston-Salem
Matthew Osborne
336-462-7480
matthewo@cityofws.org
3/4/26 11:27 AM
01.03) Rezoning-Special Use
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There are regulated floodplain areas within the limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Winston-Salem/Forsyth Co. UDO, Chapter 8, Section 1 - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal as application type **04.04 Floodplain Development Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

16. Approval Notes

Winston-Salem Fire
Department
Cory Lambert
336-747-7359
coryml@cityofwsfire.org
3/9/26 9:33 AM
01.03) Rezoning-Special Use
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These general notes apply to all projects. If there are any other concerns to be addressed as part of this review they will be noted as separate issues.

- Future construction plans shall indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.
- Fire apparatus access shall comply with the requirements below and **shall extend to within 150 feet all portions of the exterior walls of the building** as measured by an approved route around the exterior of the building or facility. This can be extended to 200 feet for sprinklered buildings.
- Ensure fire apparatus access roads are designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:
 - Must carry an imposed load of not less than 75,000 pounds;
 - Clear width requirements of not less than 20 feet for two-way traffic;
 - Clear height requirements of not less than 13 feet, 6 inches;
 - **Approved turnaround required for fire apparatus access roads when the dead-end length of the required access road is more than 150 feet.**
 - Gates may not obstruct fire apparatus access roads unless approved by the Winston-Salem Fire Department; approval requires compliance with all applicable fire code requirements.
- For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC; FDC must be located within 100 feet from a fire hydrant.
- Buildings constructed on site must comply with all applicable North Carolina Building Codes

Forsyth County Government The names Hard Dr and Silver Way are approved.
Gloria Alford [Ver. 2] [Edited By Gloria Alford]
3367032337
alfordgd@forsyth.cc
3/18/26 8:46 AM
01.03) Rezoning-Special Use
District - 2

Planning

[24-021_RZ_002_20260302_noextopo.pdf \[2 redlines\]](#) (Page 1) [1] 24-021_RZ_002-24x36 RZPlanNoEG

21. Callout B

City of Winston-Salem change name to streetyard
Ellie Levina
336-727-2626
elliele@cityofws.org
3/16/26 11:34 AM
01.03) Rezoning-Special Use
District - 2

22. Callout B

City of Winston-Salem only mark special use rezoning for type
Ellie Levina
336-727-2626
elliele@cityofws.org
3/16/26 11:34 AM
01.03) Rezoning-Special Use
District - 2

General Issues

23. Environmental Features/Greenways

City of Winston-Salem Greenways: The submitted plan shows a 40 ft. greenway easement
Amy Crum along Salem Creek. This easement must be recorded through a plat.
336-747-7051 Wetlands: N/A
amyc@cityofws.org VAD/Farmland: N/A
3/16/26 12:50 PM Natural Heritage: N/A
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24. Historic Resources

City of Winston- No comments
Salem/Forsyth County
Isabel Coletti
336-747-7422
isabelc@cityofws.org
3/16/26 4:12 PM

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26. Elevations

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/18/26 12:19 PM
01.03) Rezoning-Special Use
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Consider providing additional articulation or differing setbacks/materials to provide a more attractive front building facade.

Stormwater

General Issues

11. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
3/4/26 9:52 AM
01.03) Rezoning-Special Use
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This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that shows compliance with the City of Winston-Salem's Post Construction Stormwater Management ordinance.

The water quality provisions of the ordinance apply once more than 1 acre is disturbed during construction and once there is an increase in impervious area which will obviously be the case here. This development will also be considered a high density development in terms of these water quality provisions as it is proposing to exceed 2 lots per acre and 24% impervious area. Your plan is proposing 7.34 lots per acre and 33.21% impervious respectively. High density developments are required to capture and treat the first inch of runoff in approved Stormwater Control Measure (SCM) also known as a Stormwater Management system. The water quality provisions of the ordinance also require stream buffers to be provided off of all intermittent and perennial streams that may be located on a development. There is at least one such stream within the bounds of this development, labeled as Salem Creek on the plan. The buffer width is based on the proposed disturbed area during construction. You are showing a 30' buffer on each side of the stream on your plan. Therefore, I'm assuming that your disturbed area is between 1 and 10 acres as this is the buffer width requirement for that disturbance range. No impervious area is permitted in a buffer, with certain exceptions allowed for public right of way crossings, greenways, or public utility crossings. The inner half, in this case 15', or zone of the buffer closest to the stream bank, must remain undisturbed at all times. The outer half or outer 15' zone may be disturbed/graded during construction but it must be returned to a vegetated state thereafter.

The water quantity provisions of the ordinance apply once more than 20,000 sq.ft. of new impervious area is proposed, which will be the case here. This requires that the post developed peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration be managed in the system such that they are released at, or equal to, the pre developed rates. The increase in the pre to post developed 25 year volume must also be stored in the system and this volume released over a 2 to 5 day period.

I see one SCM proposed on your plan so I'm assuming for now that this will be adequate to address the quality and quantity provisions of the ordinance for the entire site area. Please also note that this SCM is also partially encroaching into the floodplain. This is not ideal and we will not permit certain types of SCM's to be used in the floodplain such as sand filters or bio-retention cells due to the concern with media washout if the SCM becomes inundated during a flood event. You will also have to show that the outlet pipe from the SCM will not backwater up into the SCM in events lower than the 25 year event.

An Operation and Maintenance Agreement will be required to be entered into as part of the stormwater management permit process for the SCM associated with this development. Once this agreement is approved by the City it will need to be recorded at The Forsyth County Register of deeds office. The city will also require, as part of the permit process, that the developer provide a financial disclosure statement, where they agree to set aside funds that equal 10% of the estimated construction cost of the SCM within 5 years of its construction. These funds are to be held in an account that the developer owns and controls and is used exclusively for the Operation and Maintenance of the SCM.

Utilities

General Issues

17. General Comment

City of Winston-Salem
Robert Wall
336-727-8000
robertw@cityofws.org
3/18/26 8:44 AM
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Submit water/sewer extension plans to Utilities Plan Review, in IDT, for permitting/approval. Please pay attention to COWS specifications when designing. I have attached a checklist of commonly missed items on reviews to help. It is in this submittal 001. Water meters purchased through COWS. System development fees due at the time of meter purchase. Any water connections to common areas, pools or clubhouses will need a Reduced Pressure Assembly backflow preventer matching the meter size.

[Ver. 3] [Edited By Tiffany Ladd]

WSDOT

General Issues

25. General

City of Winston-Salem
Robert Stone
336-727-8000
robertst@cityofws.org
3/17/26 8:44 AM

- Review City of Winston-Salem IDS Manual to ensure all plans are developed in accordance with city standards and specifications.
- Provide 10' x 70' sight distance triangles at all proposed street connections and intersections. Ensure no obstructions are

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- within sight distance triangles.
- Ensure any existing driveways and curb cuts not intended for future use are terminated in accordance with city standards.
 - Provide plan and profile documentation during infrastructure permit review to prove engineering hardship to waive connection requirement to Gyro Drive.
 - 40 ft. greenway easement shown along the South side of the Salem Creek meets WSDOT request.
 - Include ADA ramps at each termination of proposed sidewalk.
 - Show proposed traffic control signs and markings during infrastructure permit review.
 - Provide truck turning template to ensure maneuverability for ingress and egress of parking lot.
 - Development will require Residential Infrastructure Permit with city.

[Ver. 2] [Edited By Robert Stone]

Zoning

General Issues

20. Zoning Plan Review

City of Winston-Salem

Ellie Levina

336-727-2626

elliele@cityofws.org

3/17/26 11:22 AM

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1. Label traffic arrows for the community building parking lot.
2. Label all easements as public or private on site plan and width.
3. For community building parking spaces, make the sidewalk 7ft from 6ft or add wheel stops. For the other spaces near the dumpster add wheel stops.
4. Label and show width for type 2 bufferyard along the northern property line. Due to creek you may move the location of the bufferyard if it is not allowed in stream or its buffer, you may also use existing vegetation; label that information on the site plan.
 - PORTION OF SITE PROPOSED FOR DEVELOPMENT: If only a portion of a site is proposed for development, the required bufferyard may be located at the limit of construction perimeter with approval of the Director of Planning and Development Services or a designee.
 - TOPOGRAPHIC IRREGULARITIES: Where topographic irregularities require a different location to meet the intent of this section, the location of the bufferyard may be varied with approval of the Director of Planning and Development Services or a designee.
5. Hard to make out the greenway easement. Can you shade that area?
6. Provide bike parking at the community building.
7. Parking is based on the number of bedrooms per unit. Provide a unit breakdown for all units and redo parking calculations on the site plan. Unless all units are 3 bedrooms but if so include that information on site plan.
8. provide dumpster elevations that match building materials of units.
9. Provide square footage of parking lot for MVSA plantings. Show and label MVSA plantings on site plan, one large variety tree is

required for every 5,000-sf of motor vehicle surface area. No parking space shall be located more than 75ft from a large variety tree. Large variety trees saved or planted to satisfy the requirements of the TSA may also be used to satisfy MVSA and bufferyards planting requirements, if situated in a manner to comply with all of the associated requirements.

10. Add SFR, Cottage Court, and PRD uses.

11. Can we consider softening the bulk in the elevations either by adding contrasting building materials or by having the buildings offset one another?

[[Ver. 8](#)] [Edited By Ellie Levina]